

Capitol Planning Commission Minutes
January 9, 2013
Capitol Building, Conference Room G19 (1:00 pm – 2:00 pm)

Members Present:

Cathy Brown, Chair	William Dikis, Vice Chair
Mike Carroll, Director	Carl Voss
Elizabeth Isaacson	Scott Weiser
Allison Dorr Kleis	Representative Ralph Watts

Members Absent:

Senator Matt McCoy
Representative Dennis Cohoon

Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:

Steve Gross, DAS/GSE
Lon Anderson, DAS Chief Financial Officer
Caleb Hunter, DAS
Brant Carr, DAS/GSE
Ben Brackett, DAS/GSE
Jennifer Moehlmann, DAS/GSE
Nancy Williams, DAS/GSE
Emily Narayan, DAS/GSE

Others Present for All or Portions of the Meeting

Kristi Kielhorn, Legislature
Scott Fenton, RDG
Carolann Jensen, Iowa Finance Authority
Mary Braun, Legislature

Call to Order and Introductions

The meeting was called to order at 1:03 p.m. by Chair Cathy Brown followed by roll call and introductions.

Approval of Agenda

Chair Cathy Brown reviewed the agenda and noted the change of order of a few items.

MOTION: Vice-Chair Bill Dikis made a motion to approve the agenda. Liz Isaacson seconded and the motion passed unanimously.

Approval of Meeting Minutes for October 17, 2012 Meeting

Vice-Chair Bill Dikis asked Carl Voss if the motion regarding the Holocaust Memorial in the October meeting minutes captured his intent. Carl Voss reviewed the motion and agreed that it captured his intent.

MOTION: Mike Carroll made a motion to approve the meeting minutes as submitted. Scott Weiser seconded and the motion passed unanimously.

Recognition of Senator Jensen's Contributions

Chair Cathy Brown reviewed the proposed resolution recognizing Senator Jensen's contributions to the restoration and preservation of the Capitol Building and invited Carolann Jensen to speak. Carolann discussed her father's love of the Capitol, her family's appreciation of the recognition and the family's desire to work with the State on a memorial to Senator Jensen at the Capitol. Scott Weiser mentioned that his love of the Capitol building was fostered by Senator Jensen and urged the State to consider working the family on their memorial. Vice Chair Bill Dikis said he was very impressed that the Legislature could always find a way to fund the restoration of the Capitol, even in tough budget times, due to Senator Jensen's leadership.

MOTION: Scott Weiser made a motion to approve the resolution recognizing Senator Jensen's contributions. Vice-Chair Bill Dikis seconded and the motion passed unanimously.

Staff Reports/Project Updates

Legislative Update

Lon Anderson reviewed DAS' proposed budget requests for FY14. Representative Watts requested DAS send a list of their funding priorities to the Capitol Planning Commission.

Maintenance Fund

Director Carroll said the state faces challenges in funding building maintenance and he has been considering a number of potential solutions. Director Carroll wasn't yet ready to recommend a particular solution, but he outlined several ideas. Currently, infrastructure needs are intended to be funded out of the Rebuild Iowa Infrastructure Fund (RIIF), but that fund has been obligated for other uses and there is very little leftover from building maintenance. On the Capitol Complex, DAS only received \$3.46/sf in rent from agencies – compared with rents ranging from \$9 – \$15/sf for private space. \$3.46/sf only allows for the bare upkeep of the space, such as providing paper towels and custodial services, and is not enough to allow for equipment replacement or other preventative maintenance. This lack of funding cuts building lives short – a building that would normally have a useful life of 50 – 60 years may only last 25 – 30 years. However, if DAS charged more rent and used the additional revenue to create a sinking fund for future building maintenance, those funds may become an attractive target and be swept by the Legislature for other purposes before they are used to replace roofs or mechanical systems. Instead, the State may be better off choosing a few iconic buildings to preserve (such as the Capitol building), stop investing in the other buildings and use them until they are beyond their useful life and then move to private sector space, rather than building new buildings that will not be properly maintained. Representative Watts pointed out that the maintenance costs would be paid if agencies moved to private sector space and asked if Director Carroll knew of any public/private partnerships where the private sector would build close to the Capitol Complex and the State would lease space. Director Carroll said he didn't know if it had been done, but he didn't see any reason why not. Chair Cathy Brown asked if DAS had considered raising the \$3.46 rate charged to state agencies to include maintenance costs, and Representative Watts pointed out that would create a fund for the Legislature to reach into. Director Carroll said they could make direct requests for general fund appropriations for maintenance, but that may not work any better than the RIIF.

Fleet Operation Relocation

Director Carroll told the Commission that DAS had been reviewing alternative locations for the fleet operations and has a request of about \$3 million that would include purchasing a new location, moving operations and taking the existing building down. No further action is possible until funding is appropriated.

Holocaust Memorial Update

Jennifer Moehlmann reported that the design team for the Holocaust Memorial had proposed using an aluminum material, instead of concrete, for the wall feature. The aluminum wall would be closer to the original stainless steel wall concept and would be lower maintenance than the concrete wall. Cathy Brown stated that she, Vice-Chair Bill Dikis and Jennifer Moehlmann had met with Confluence to discuss the new concept and she and Vice-Chair Bill Dikis supported the change to aluminum.

MOTION: Scott Weiser made a motion that the Commission accept the aluminum material for the wall. Allison Dorr Kleis seconded and the motion passed unanimously.

Vice-Chair Bill Dikis noted that the Commission still needs to approve the final text layout for the Memorial prior to construction.

Grimes Lighting

Steve Gross reported that the pedestrian and parking lot lighting at the Grimes building had been installed and there was positive feedback from staff in the building.

Historical Building

Steve Gross reported that DAS will put out bids in January to repair the lower granite exterior panels of the building that pose a safety hazard. DCA is working on funding to remodel the entire building.

Kasson Plaza

Steve Gross reported he had gotten an estimate of \$94,000 – \$109,000 to finish the brick work at Kasson Plaza. Unfortunately, this amount is not available in the budget.

Iowa Building

Ben Brackett reported that hazardous material testing will be conducted in the immediate future, the building will be fully vacant by June 1, and the demolition process should begin mid-June.

Rowhouse

Ben Brackett reported that Keffer/Overton has been contracted to engineer the demolition of the buildings at 707 and 709 E Locust. Demolition work is expected to start in mid-March and take about 10 weeks to complete. Mr. Brackett reported there is another party interested in moving the rowhouse located at 709 E Locust St and DAS has given a deadline of end-January for an acceptable offer, but this development will not hold up the demolition process. Once the building(s) are demolished, the area will be filled in with pavers and landscaping. All work will conclude by end-June 2013.

Capitol Events

See list attached.

Other Business

Comments from Legislators, Commission Members, Public

Representative Watts stated that this is starting out as a year where we need to keep our eyes on the ball, it may be the best opportunity to fund one-time maintenance items that we've had in a long time.

Overview of Next Meeting

Next meeting will be April 17, 2013, 1:00 pm – 4:00 pm (location TBD)

Adjourn

Meeting adjourned at 1:58 p.m.